

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EVIDENCE. DESCRIPTION FURNISHED BY GRANTORS.

SEND TAX NOTICE TO:
Name: Ruth Harrington
370 Co. Road 56
Wilsonville, AL 35186

This instrument was prepared by:
Mike T. Atchison, Attorney at Law
Post Office Box 822, Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred and no/100 (\$500.00-----DOLLARS to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we, RUTH SMITH HARRINGTON and husband, ORAN HARRINGTON; NEAL SMITH and wife, BARBARA SMITH; RUBY SMITH HOLCOMBE and husband, JAMES H. HOLCOMBE; and LLOYD SMITH and wife, JANICE SMITH, being all the heirs at law and next of kin of Albert N. Smith, deceased (herein referred to as grantors) grant, bargain, sell and convey unto RUTH HARRINGTON and ORAN HARRINGTON (herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL NO. 1:

Begin at the SW corner of Section 26, Township 20 South, Range 1 East; thence proceed in a Northerly direction along the West boundary of said Section for a distance of 829.41 feet to a point; thence turn an angle of 91 degrees 43 minutes 49 seconds to the left and run Westerly 336.68 feet to a point; thence turn an angle of 88 degrees 28 minutes 18 seconds to the right and run Northerly 278.42 feet to a point; thence turn an angle of 3 degrees 15 minutes 31 seconds to the right and run Northerly 900.00 feet to a point; thence turn an angle of 93 degrees 20 minutes 02 seconds to the right and run Easterly 142.75 feet to a point; thence turn an angle of 93 degrees 20 minutes 24 seconds to the left and run Northerly 181.09 feet to a point; thence turn an angle of 90 degrees 00 minutes 22 seconds to the right and run Easterly 51.16 feet to a point; thence turn an angle of 90 degrees 00 minutes 00 seconds to the right and run Southerly 1072.79 feet to a point; thence turn an angle of 90 degrees 00 minutes 00 seconds to the left and run 558.70 feet to a point; thence turn an angle of 90 degrees 00 minutes 00 seconds to the right and run Southerly 1455.83 feet to a point in Fourmile Creek; thence turn an angle of 150 degrees 31 minutes 05 seconds to the right and run along said creek 50.69 feet; thence turn an angle of 31 degrees 23 minutes 01 seconds to the left and run along said creek 129.38 feet; thence turn an angle of 106 degrees 00 minutes 24 seconds to the left and run along said creek 61.61 feet; thence turn an angle of 17 degrees 49 minutes 48 seconds to the right and run along said creek 151.60 feet; thence turn an angle of 11 degrees 06 minutes 40 seconds to the right and run along said creek 97.00 feet; thence turn an angle of 32 degrees 55 minutes 30 seconds to the right and run along said creek 97.35 feet, being a point on the West boundary line of Section 35, Township 20 South, Range 1 East; thence turn an angle of 103 degrees 49 minutes 53 seconds to the right and run Northerly along said West boundary of Section 35, 161.85 feet to a point, being a point in Fourmile Creek; thence continue Northerly along the West boundary of said Section 35, and leaving said creek, run 377.00 feet to the point of beginning. Said parcel of land is lying in the NW 1/4 of the NW 1/4, Section 35, Township 20 South, Range 1 East, and the SW 1/4 of the SW 1/4, Section 26, Township 20 South, Range 1 East, and the SE 1/4 of the SE 1/4 and the NE 1/4 of the SE 1/4, Section 27, Township 20 South, Range 1 East, and contains 20.0 acres. Parcel is subject to a prescriptive use right-of-way for County Road 56 and other easements of record.

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TO HAVE AND HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenants with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 28th day of December, 1991.

Ruth Smith Harrington
Ruth Smith Harrington

Neal Smith
Neal Smith

Oran Harrington
Oran Harrington

Barbara Smith
Barbara Smith

Ruby Smith Holcombe
Ruby Smith Holcombe

Lloyd Smith
Lloyd Smith

James H. Holcombe
James H. Holcombe

Janice Smith
Janice Smith

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that RUTH SMITH HARRINGTON and husband, ORAN HARRINGTON, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of December, 1991.

My commission expires 10/5/92

Janet Hanson
NOTARY PUBLIC

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that NEAL SMITH and wife, BARBARA SMITH, whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed that same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of December, 1991.


My Commission Expires 10/5/92

Janet Hanson
Notary Public

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STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RUBY SMITH HOLCOMBE and husband, JAMES H. HOLCOMBE, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date. Given under my hand and official seal this 28th day of December, 1991.


Notary Public

My commission expires: 10/5/92

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that LLOYD SMITH and wife, JANICE SMITH, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date. Given under my hand and official seal, this 28th day of December, 1991.


Notary Public

My commission expires: 10/5/92

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STATE OF ALA. SHELBY CO
I CERTIFY THIS
INSTRUMENT WAS FILED

92 JAN -3 PM 1:29


JUDGE OF PROBATE

1. Deed Tax	\$ 1.50
2. Mig. Tax	\$ 0.00
3. Recording Fee	\$ 7.50
4. Indexing Fee	\$ 4.00
5. No Tax Fee	\$ 0.00
6. Certified Fee	\$ 1.00
Total	\$ 18.00